LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34098JES87 Price: 750 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (707 548 EUR without fees)

Outstanding property, an ideal retreat - bed and breakfast and three gîtes















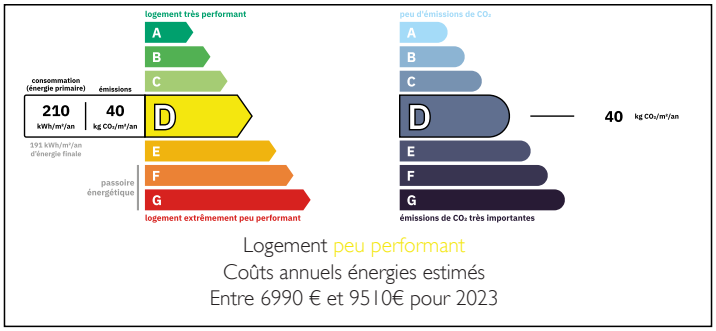
INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	10
Bath:	8
Floor:	328 m2
Plot Size:	33911 m2

IN BRIEF

Located in the heart of the Perigord Limousin National Park and close to the chateau where Richard the Lionheart was mortally wounded in 1199. This property makes an ideal tourist retreat with no neighbouring properties in sight.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6990 € et 9510€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**3194 EUR**

NOTES

DESCRIPTION

Accessed by a private driveway, the buildings surround the central courtyard. The main building of approximately 328m2 has two entrances, one for the owners accomodation and the other for guests of the bed and breakfast. There is a large open plan kitchen, dining and sitting room with a log burner and oak flooring. A staircase leads to the owners bedroom and ensuite bathroom and a dressing room (or second bedroom). There is also a useful laundry room on this side.

A central dining room with beautiful parquet flooring links the owners side with the guest side. This leads through to the bed and breakfast which has a reception room, a lounge and a WC on the ground level. The stairs lead to three bedrooms each with their ensuite bathrooms.

The first of the gîtes is 111m2 and consists of a bathroom, kitchen and living room on the ground floor, and three bedrooms and a bathroom on the first floor.

The second gîte of 55m2 consists of a living room, kitchen and bathroom on the ground floor and two bedrooms on the first floor.

The third gîte of 63m2 consists of a kitchen and living room on the ground floor, and a bedroom with shower room on the first floor.

The three hectares of land surround the property with a small pond. The property also has a large barn (approx 300m2), a heated saltwater swimming pool and sauna.

Information about risks to which this property is exposed is...

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